

A JOINT EFFORT

The continuous frontage roads function as major thoroughfares, providing front door access to commercial developments, institutions and neighborhoods located along the expressway. Just as the quality of the expressway affects adjacent homes and businesses, abutting property owners have a major impact on the quality of the expressway environment.

The success of recent highway projects in North Texas provides this project with a higher level of public expectation as it relates to highway design.

The extent of construction involved in rebuilding presents tremendous opportunities for improving the corridor's environment. A coordinated approach to the design of abutting properties would unify the corridor as one of the premier streets in the metroplex. In addition, opportunities for special projects in specific locations will be provided.

PLANNING NOW FOR ONGOING IMPROVEMENTS

Reconstruction of the corridor will only begin with the expressway's construction. Improvements within the right-of way and on private property will continue for many years after the concrete is poured. If provisions are made now to accommodate future improvement of the corridor will be even greater. For example, structural allowances for landscaping on bridges and conduit for irrigation under pavement now will allow for public and private interests to continue making improvements to LBJ.

PRIVATE SECTOR IMPROVEMENT

FRONTAGE ROAD DEVELOPMENT

Capitalizing on improvements within the right-of -way, private property owners can enhance the corridor at the same time that they increase the value and image of their own property. Unified redevelopment of private property is as important as the actual expressway construction.

Both site specific and corridor wide improvements will be needed. Site specific improvements include the development of neighborhood gateways, parking lot landscaping and entry features. Coordinating landscape signing, access and lighting improvements, property owners have the opportunity to create a positive image corridor wide. In addition, individual property improvements will strengthen the front door image for each. Combined with improvements within the right-of way, private property improvements will enrich this important part of the city.

PRIVATELY FINANCED IMPROVEMENTS WITHIN THE CORRIDOR RIGHT-OF-WAY

While some landscape improvements will be made during the expressway reconstruction, many additional opportunities for landscaping within the right-of-way will remain. In many cases a portion of the expressway right-of -way can be captured, visually, by private property owners and the TxDOT can maximize the financial resources of both. Adopting the plant palette and planting pattern, private property owner landscape development within the right-of -way will reinforce the overall design and improve the quality of their property.